

## Self Contained Office Building 375.18 m<sup>2</sup> (4,038 SqFt)

Office

To Let

**PROMINENT PURPOSE-BUILT  
OFFICE BUILDING**

**CENTRAL CROMER  
LOCATION**

**GOOD QUALITY  
ACCOMMODATION**

**17 CAR PARKING SPACES**

**5-MINUTE WALK TO CROMER  
RAILWAY STATION**

**ENERGY PERFORMANCE  
RATING:- C**

**Bullen House, Central Road, Cromer, Norfolk NR27  
9BW**

Cromer is located 23 miles north of Norwich on the North Norfolk Coast and is a busy seaside town popular with tourists. It is also the administrative base of North Norfolk District Council.

The subject property is located on Central Road a short walk from the town centre.

**Description**

The subject property comprises a two-storey office building available as a whole, benefitting from nine separate offices, a large reception and a boardroom.

The accommodation is of modern construction and in good decorative order with floor tiles, plastered and emulsioned walls, wall mounted radiators under a suspended ceiling with CAT2 lighting. The offices also benefit from male and female WC facilities to both the ground and first floor, and there is also a fitted kitchen/staff area on the first floor.

There are 17 car parking spaces available on site.

**Accommodation**

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate net internal floor area:

Description	m <sup>2</sup>	Sq ft
Ground Floor	194.94	2,098
First Floor	180.24	1,940
<b>Total</b>	<b>375.18</b>	<b>4,038</b>

**Terms**

The property is available to lease on a new full repairing and insuring basis, for a term to be agreed, at an initial rent of **£38,500** per annum exclusive.

**Business Rates**

To be assessed. Please contact the agent for further information.

**Legal Costs**

Each party to bear their own costs

**VAT**

Our client reserves the right to charge VAT in line with current legislation.

**EPC**

Rating: C

**Viewing and further information**

Strictly by appointment with the sole agent: Arnolds Keys Commercial Tel: **01603 216825**

**Harry Downing**

Tel: 01603 216806

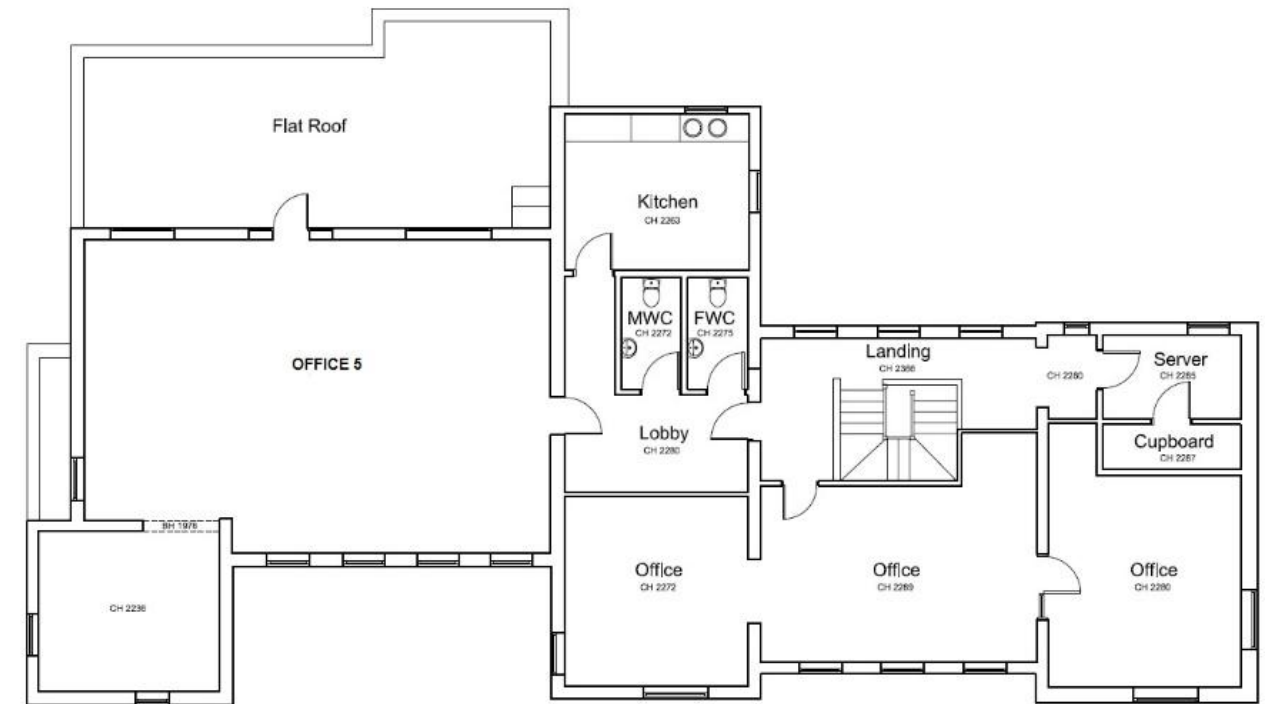
[harry.downing@arnoldskeys.com](mailto:harry.downing@arnoldskeys.com)



**Office 6**



**Boardroom**



**FIRST FLOOR**



**GROUND FLOOR**